050.0	0003	0004.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,200 /	713,200
					USE VALUE:	713,200 /	713,200
					ASSESSED:	713,200 /	713,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WINSLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLUMBUS CLUB INC
Owner 2:	
Owner 3:	
Street 1:	15 WINSLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,118 Sq. Ft. of land mainly classified as Funct. Hall with a Lodge Building built about 1950, having primarily Brick Exterior and 2975 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
954	14118.000	122,700		590,500	713,200
Total Card	0.324	122,700		590,500	713,200
Total Parcel	0.324	122,700		590,500	713,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 239.73 | /Parcel: 239.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34956

GIS Ref

GIS Ref

Insp Date 05/02/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 050.0-0003-0004.0

!4209!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	954	FV	122,700	0	14,118.	590,500	713,200	713,200	Year End Roll	12/18/2019
2019	954	FV	122,700	0	14,118.	590,500	713,200	713,200	Year End Roll	1/3/2019
2018	954	FV	122,700	0	14,118.	396,500	519,200	519,200	Year End Roll	12/20/2017
2017	954	FV	122,700	0	14,118.	379,600	502,300	502,300	Year End Roll	1/3/2017
2016	905	FV	122,700	0	14,118.	345,900	468,600	468,600	Year End	1/4/2016
2015	905	FV	122,700	0	14,118.	278,400	401,100	401,100	Year End Roll	12/11/2014
2014	905	FV	122,700	0	14,118.	248,800	371,500	371,500	Year End Roll	12/16/2013
2013	905	FV	122,700	0	14,118.	236,200	358,900	358,900		12/13/2012

PRINT

Date	Time
12/10/20	19:16:00

LAST REV

Date	Time
01/02/18	08:25:31

mmcmakin

4209

USER DEFINED

Prior Id # 1:	34956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6480-210		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2013	1401	Re-Roof	16,400	C				
1/13/2006	32	Re-Roof	12,000			G7	GR FY07	
7/13/1992	303		6,000					RENOVATE INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
2/11/2014	Info Fm Prmt	EMK	Ellen K
5/2/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
954	Funct. Hall		14118		Sq. Ft.	Site		0	70.	0.60	11									590,475						590,500	

Total AC/HA: 0.32410 | Total SF/SM: 14118 | Parcel LUC: 954 | Funct. Hall | Prime NB Desc: ARLINGTON | Total: 590,475 | Spl Credit | Total: 590,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	69 - Lodge		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	40.00
Size Adj.:	1.13613439
Const Adj.:	0.97683877
Adj $ / SQ:	44.393
Other Features:	14583
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	188760
Depreciation:	66066
Depreciated Total:	122694

COMMENTS

1941.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:					HB	2		

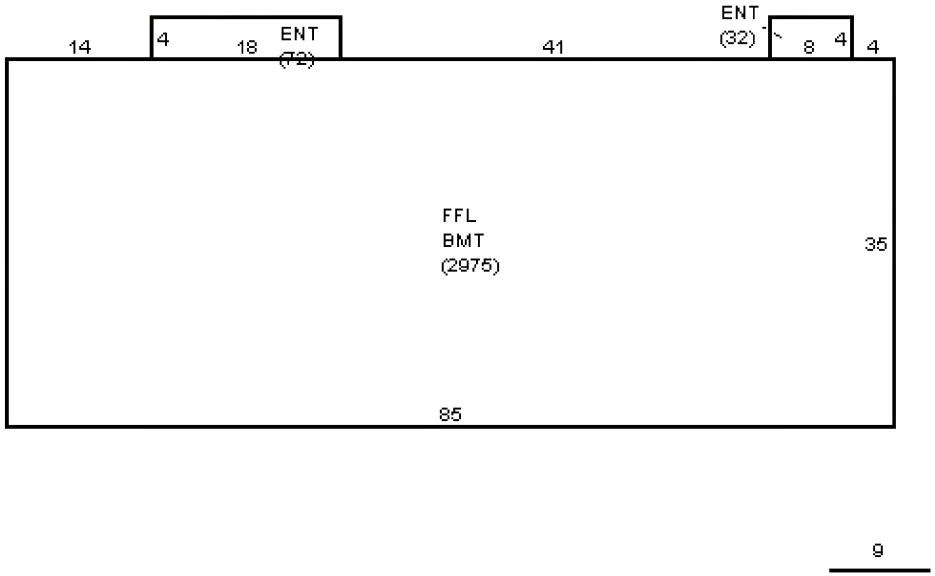
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,975	13.320	39,621
FFL	First Floor	2,975	44.390	132,069
ENT	ENTRY	72	23.100	1,663
ENT	ENTRY	32	25.790	825
	Net Sketched Area:	6,054	Total:	174,178
Size Ad	2975	Gross Are	6054	FinArea 2975

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	44.39
Special Features:	0	Val/Su Net:	20.27
Final Total:	122700	Val/Su SzAd	41.24

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: